

## Karl Onsager

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**From:** Karl Onsager  
**Sent:** Thursday, September 8, 2022 12:16 PM  
**To:** Kevin C; Advancing Adams  
**Cc:** Chase Evans; Jen Rutter  
**Subject:** RE: Regarding the Future Land Use Map

Good afternoon and thank you for your input for the Advancing Adams comprehensive plan. They will be included in the public hearing documents for Planning Commission consideration for tonight.

The properties at 7575 Broadway, 50 Del Norte Street, and 8367 Conifer Road were actually designated Urban Residential in the 2012 plan. We have updated the recommendation to Commercial to better align with the existing zoning of commercial PUD, C-3, and C-2 respectively. The plan also includes language that states, "Typical Zone Districts depicted in the future land use categories is intended to illustrate zone districts conventionally found in a category and not an exclusive list of potentially appropriate zone districts and may be evaluated along with additional criteria." Staff could envision a forward thinking applicant making the case that a rezone to the Mixed Use zone district that allows for commercial and residential would be appropriate and still meet the intent of the Commercial designation for those properties. The language of the Mixed Use category, however, considers both vertical and horizontal mixed use which may open the possibility for a residential only application. As such, staff is not updating its recommendation from Commercial to Mixed Use.

As for 8004 Conifer, the current zoning is R-1-C which aligns with the Residential Medium designation. Staff does not have adequate detail to update its recommendation from Residential Medium at this time. A comprehensive plan amendment initiated by the property owner may be appropriate after the plan is adopted.

4351 W 80th Ave is in Westminster and subject to its jurisdiction.

Please don't hesitate to contact me with any additional questions in advance of tonight's hearing.

### Karl Onsager, AICP

Senior Implementation Planner, *Community & Economic Development*  
ADAMS COUNTY, COLORADO  
4430 South Adams Parkway, 1<sup>st</sup> Floor  
Brighton, CO 80601  
o: 720-523-6817 | [KOnsager@adcogov.org](mailto:KOnsager@adcogov.org)  
[www.adcogov.org](http://www.adcogov.org)

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**From:** Kevin C <kevinchristensen303@gmail.com>  
**Sent:** Thursday, September 8, 2022 10:33 AM  
**To:** Karl Onsager <KOnsager@adcogov.org>; Advancing Adams <AdvancingAdams@adcogov.org>  
**Subject:** Re: Regarding the Future Land Use Map

Some people who received this message don't often get email from [kevinchristensen303@gmail.com](mailto:kevinchristensen303@gmail.com). [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

As an addendum to my previous email, even parcels like the vacant lots at 8004 Conifer Road and 4351 W 80th Ave would be wonderful candidates for mixed-use designation, so that we could have the option for a neighborhood corner store or coffee shop, should the demand for one arise with the right property owner.

In regards to open space, I also wanted to follow up on this parcel of land at Skyview Park - is it possible to include it as "Parks and Open Space" designation in the 2022 master plan, so that it may be part of parks acquisition in the future? I emailed Parks Director Marc Pedrucci about this parcel back in July, and his opinion was that it would make a great park connection to the neighborhood, but that it didn't currently belong to any park jurisdiction. Hyland Hills Park District never followed up in response, so my thinking is that a designation in the master plan will (hopefully) spur a connection to the park, or at the very least a discussion around it.

On Thu, Sep 8, 2022 at 10:06 AM Kevin C <[kevinchristensen303@gmail.com](mailto:kevinchristensen303@gmail.com)> wrote:

Hello,

We are residents of unincorporated Adams County living in Sherrelwood, at 520 Elbert Way, and we think the proposed uses for our neighborhood (in the 2022 proposed map) are way too restrictive. Would LOVE to see more mixed-use and denser development in our area with retail on the ground floor and residential above, especially at the Conifer Rd / Del Norte St. node which is walkable from our home. I realize it may take some time for infill demand to reach that level in these parcels, but with our proximity to Denver, I can already see that it will be very useful and impactful in the future. Not only that, but it's technically a TOD zone with the bus route passing through on Conifer Road.

Looking at the demand for living in the Midtown development at Pecos/72nd, for example, I can see how having a retail town center mixed with park space and residential will only enhance the neighborhood for everyone, while adding housing where it is sorely needed (as opposed to sprawling further out into the fringes of the metro area). Having listened to the goals in the Advancing Adams presentation, i.e. innovation, economic development, walkability, and reducing carbon emissions, I can't see why you would stick to a very outdated suburban model of separated uses in our area. If the reason is a perceived pushback from NIMBY forces, I can assure you in talking to our neighbors that we are not your typical suburban area in that regard - we would welcome the addition of a town center with multiple uses, much like you see in many streetcar-suburban neighborhoods in Denver like Sunnyside and West Highland.

In conclusion, I would highly encourage you to change the proposed uses for commercial only in our neighborhood - such as 7575 Broadway, 50 Del Norte Street, and 8367 Conifer Road - to Mixed-Use, so that our community can evolve organically into a vibrant and well-rounded collection of walkable homes and businesses. Please don't leave our area behind while the rest of Adams County is able to grow and thrive.

Thank you, and I look forward to attending the Planning Commission meeting with you all tonight.